ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Phillip A. Smith Kathyrn A. Dickerson (NAME)	Citicorp Homeowners, Inc. (NAME)	142-02-0-101.00
137 Carriage Drive (STREET ADDRESS OR ROUTE NUMBER)	M.S. 309 P.O.Box 790009 (STREET ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP CODE)	St. Louis, MO 63179-0009 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten and 00/100 ($10.00) DOLLARS

cash in hand paid and other good and valuable considerations accepted as cash, which is hereby acknowledged,

We, Hugh M. Richardson, III and wife, Penny T. Richardson

have bargained and sold, and by these presents do transfer and convey unto the said Phillip A. Smith and Kathryn A. Dickerson

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 104 on the Plan of Cross Timbers, Section III, as of record in Book 4175, page 21, Register's Office for said County.

Said Lot No. 104 fronts 82 feet on the westerly side of Carriage Drive and extends back 210.50 feet on the northerly line and 166.9 feet on the southerly line, to a dead line in the rear on which it measures 129.93 feet.

Being the same property conveyed to Hugh M. Richardson, III and wife, Penny T. Richardson as of record in Book 5525, page 289, Register's Office for Davidson County, Tennessee.

8 1 5 9 6

IDENTIFICATION REFERENCE

JAN 8 1 25 PM '87

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

RUSH

This is improved (X) unimproved ( ) property, known as 137 Carriage Drive (House Number) (Street)

Nashville, TN 37221 (P. O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 31st day of December, 19 86.

Hugh M. Richardson III — Hugh M. Richardson III

Penny T. Richardson — Penny T. Richardson

BOOK 7100 PAGE 850

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Jeffrey W Combos, a Notary Public in and for said County and State, the within named Hugh M. Richardson III and Penny T. Richardson

the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 31st day of December, 1986.

My commission expires 1-21-90 Notary Public Jeffrey W Combos

JEFFREY W. COMBOS NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 92,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Phillip A. Smith

Sworn to and subscribed before me
this 31st day of December, 19 86.

My commission expires 1-21-90 Notary Public Jeffrey W Combos

JEFFREY W. COMBOS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This instrument was prepared by:

Combos & Lawless, P.C. 1404 American Trust Building Nashville, TN 37201

Name Address

WARRANTY DEED

FROM Hugh M. Richardson III

Penny T. Richardson

TO Phillip A. Smith

Kathryn A. Dickerson

Combos & Lawless, P.C.
American Trust Building
Suite 1404
301 Union Street
Nashville, TN 37201

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7100 PAGE 851

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			9000.00- CONT.	
			259.50 ST TAX	
			259.50- ST TAX	
			259.00 CO TAX	
			.50 PRFE	
			6.00 MIS	
			CHECK	265.50-
			87084 1/28/87 REL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

81596

IDENTIFI REFERENCE

JAN 8 | 25 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 32371